

PLANNING ENFORCEMENT FORMAL ACTION STATUS REPORT

(February 2022)

HEADLINES

1. Land at Pipers Hill/ Church Meadow, Pipers Hill, Great Gaddesden – enforcement notice issued in respect of fence.
2. Land at The Old Oaks Hogpits Bottom Flaunden Hemel Hempstead – enforcement notice issued and appeal submitted (Public Inquiry).

	CASE REF.	LOCATION	BREACH	DATE ISSUED	EFFECTIVE DATE	COMPLIANCE DATE	APPEAL	NEW COMPLIANCE DATE	RESULT	NOTES / FURTHER ACTION
1	E/06/00470	Land at Hatches Croft, Bradden Lane, Gaddesden Row	Stationing of a mobile home for residential purposes on the land.	12 Sep 08	20 Oct 09	20 Apr 10	No	N/A	Not complied	Successful prosecution, however mobile home remains on site and no land reinstatement has taken place. p/p granted for new dwelling with compliance of EN to follow.
2	E/11/00228	342a High Street, Berkhamsted	Construction of rear dormer	19 Mar 12	26 Apr 12	26 Oct 12	No	N/A	Not complied	Latest application to regularise matters (646/17) refused 09 May 17. No appeal submitted. Prosecution not expedient provided finishing materials are agreed with Conservation Officer.

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3	E/14/00494	Land at Hamberlins Farm, Hamberlins Lane, Northchurch	MCOU of land from agriculture to construction / vehicle / storage yard.	11 May15	11 Jun 15	11 Dec 15 (for all steps)	Yes, appeal dismissed	17 Dec 16	Partly complied	All vehicles, materials, machinery have been removed. Works now taken place to remove bund. Need to consider Offence.
4	E/15/00301	Land at Piggery Farm, Two Ponds Lane, Northchurch	MCOU of land from agriculture to non-agricultural storage yard; MCOU of building to private motor vehicle storage; construction of raised hardsurface	15 Jul 16	15 Aug 16	15 Feb 17 (for all steps)	Yes, appeal dismissed (other than use of building)	25 Nov 17	Partly complied	Most vehicles removed from the land. Visit confirmed that hard surfaced area has been removed, bund of material arising still on site awaiting removal. Planning granted: 1937/19. Further site visit needed to check material removed and to check compliance with conditions of permission.
5	E/14/00453	Land at Barnes Croft, Barnes Lane, Kings Langley	Construction of brick garage, brick link extension, and rear sun room.	17 Nov 16	19 Dec 16	19 Dec 17 (for all steps)	Yes, appeal dismissed	19 Jan 19 (for all steps)	Partially complied	Rear sun room has been demolished. P/P refused for alterations to and retention of detached garage block (3177/18/FHA). Appeal also dismissed. New app. (20/02400/FHA) granted. *Works to remove garage block have started*.
	CASE REF.	LOCATION	BREACH	DATE	EFFECTIVE	COMPLIANCE	APPEAL	NEW	RESULT	NOTES / FURTHER

				ISSUED	DATE	DATE		COMPLIANCE DATE		ACTION
6	E/16/00449	Farfield House, Chesham Road, Wigginton	Construction of side and rear extension and detached double garage.	23 Jan 17	22 Feb 17	22 Aug 17	No	N/A	Not complied	Planning permission for amended scheme (844/17/FHA) granted. Need to ensure implementation.
7	E/16/00052	Land at Hill & Coles Farm, London Road, Flamstead	MCOU of land to commercial compound/storage of materials and plant, & creation of earth bund.	08 Mar 17	07 Apr 17	07 Oct 17	No	N/A	Partially Complied	EN has been broadly complied with. Land has now been restored, but some elements of material storage have returned. Site visit required to confirm compliance and to continue investigation at other locations within site.
8	E/17/00103	55 St.John's Road, Hemel Hempstead	The insertion of uPVC windows and doors in a Listed Building.	05 July 17	05 Aug 17	05 Nov 17	No	N/A	Not complied	DBC owned property. Contractors in discussion with the Conservation Officer to confirm final details of replacement fenestration. *Installation due later in Jan – Feb 2022*
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								DATE		
9	E/17/00104	59 St.John's Road, Hemel Hempstead	The insertion of uPVC windows and doors in a Listed Building.	05 July 17	05 Aug 17	05 Nov 17	No	N/A	Not complied	DBC owned property. Contractors in discussion with the Conservation Officer to confirm final details of replacement fenestration. *Installation due later in Jan – Feb 2022*
10	E/16/00161	Lila's Wood, Wick Lane, Tring	MCOU – use of woodland for wedding ceremonies; creation of tracks; erection of various structures.	27 July 17	25 Aug 17	25 Nov 17 (for all steps)	Yes, appeal dismissed	12 July 18 (for all steps)	Not complied	Requirements not met in full. Permitted development rights being used as 'fall-back' position but items not being removed between events. Planning application 19/02588/MFA refused – appeal outstanding / weddings have recommenced.
11	E/17/00296	68 Oak Street, Hemel Hempstead	Construction of raised concrete parking platform.	28 July 17	29 Aug 17	29 Nov 17	Yes, appeal dismissed	28 Nov 18	Not complied	Appeal dismissed. Correspondence sent to owner 20.01.20 to request application/ compliance. *Application 21/02858/FUL – granted. Check needed - approved scheme has been implemented?*
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12	E/17/00407	Land at The Hoo, Ledgemore Lane, Great Gaddesden	Construction of new road, turning area and bund.	29 Nov 17	29 Dec 17	29 Jun 18 (for all steps)	Yes, appeal dismissed	29 Apr 19 (for all steps)	Partly complied	Application for twin tracks approved 20/03945/FUL – works already undertaken to remove a lot of material. Final compliance check required and then removed from this list.
13	E/17/00220	17 Langley Avenue, Hemel Hempstead	Construction of raised decking, timber steps and associated fencing and supports.	17 Jan 18	17 Feb 18	17 Apr 18	Yes - appeal allowed (ground g) notice upheld subject to variations	03 July 19	N/A	Appeal allowed in respect of ground (g) (time limits) & Notice upheld subject to the variations. Planning application 01117/19 Granted for re-configuration. Compliance check required.
14	E/16/00104	40 Tower Hill Chipperfield	MCOU of land from residential garden to commercial car parking/storage and associated laying of hardstanding.	06 Mar 18	05 Apr 18	05 Apr 18 (for all steps)	No	N/A	Partly Complied	Enforcement Notice compliance period has passed. Cars have been removed from the site. Hardstanding not removed. In discussions with executor of estate.
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15	E/11/00153	Field adj. New Lodge, London Road, Berkhamsted	Untidy condition of land.	14 Sep 18	14 Oct 18	14 Dec 18	Yes	N/A	N/A	S.215 Notice served. Notice was challenged at Magistrates Court. Court outcome was that the 215 notice was quashed, but a court order was handed down to the defendant for them to comply with. Some items could remain on the site, but needed to be re-positioned. This has not been complied with. Further action to be considered.
16	E/18/00385	Site of Smallgrove Farm, Windmill Road, Pepperstock	Creation of a large bund using imported material.	11 Mar 19	11 Apr 19	11 Apr 20	Yes/ dismissed	01 Oct 21	N/A	*compliance deadline has passed. Need to undertake compliance check*.
17	E/18/00408	28 Boxwell Road, Berkhamsted	Demolition of wall and creation of parking area	09 Sep 19	09 Oct 19	09 Dec 19	Yes	30 Jul 20	N/A	EN served following dismissal of planning appeal regarding same development. Appeal dismissed – new compliance date 30 July 2020. Compliance check undertaken and application 20/03416/FHA not dealt with under s70(c). Next steps being considered.
18	E/19/00321	Land at Featherbed Lane, Hemel Hempstead	Change of use to residential, siting of mobile homes and	11 Sep 19	09 Oct 19	09 Jan 19	Yes	N/A		Status quo injunction sought and granted 23 Aug 2019 (made

			operational development including laying hard standing and erection of fencing							final 20 Sep 2019). Public Inquiry took place in May 2021. Permanent planning permission refused – 5 year temporary permission granted, limited to one pitch (two caravans). *Need compliance check to see how site currently being used*
19	E/19/00302	Lock Cottage, Ravens Lane, Berkhamsted	LBEN: Demolition of wall within curtilage of listed building	13 Sep 19	12 Oct 19	12 Jan 20	Yes/ dismissed	N/A		Compliance required by 03 Feb 2021. *In discussion with new owners regarding compliance*
20	E/19/00302	Lock Cottage, Ravens Lane, Berkhamsted	EN: Demolition of a wall in a conservation area and creation of a raised parking area	13 Sep 19	12 Oct 19	12 Jan 20	No	N/A		LBEN decision issued – notice upheld and wall considered part of the Listing. *In discussion with new owners regarding compliance*
21	E/18/00558	123 George Street, Berkhamsted	Breach of condition in relation to approved drawings 4/01759/16/FHA.	31 Jan 20	31 Jan 20	30 April 20	N/A	N/A		Breach of condition notice issued following unsuccessful negotiations. Additional roof lights causing negative impact.
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<u>22</u>	E/20/00023/ MULTI	Haresfoot Farm, Chesham Road, Berkhamsted	Construction of unauthorised buildings, hard surfaces and importation and processing of waste materials.	19 Feb 20	20 Mar 20		Yes / split decision	18 Dec 21		Appeal decision split, planning permission granted for a number of buildings and uses on the site, enforcement notice upheld in relation to some matters. New compliance date 18 Dec 21. Site visit required to check for compliance. *Further notices in abeyance whilst new planning applications are being considered*
23	E/20/00163/ NAP	The Walled Garden, Stocks Road, Aldbury	Breach of condition 17 of permission 4/02488/16/FUL.	27 May 20	27 May 20	27 Aug 20	N/A	N/A		Breach of condition notice issued: approved plans. The garage at this site had not been built in accordance with the approved scheme - loss of features such as bug hotels and flint elevations. Variation application 20/01656/ROC not yet determined.
24	E/20/00088/ NPP	Land east of Watling Garth, Old Watling Street, Flamstead	Construction of a building, gabion walls, widening of an existing access, formation of two vehicular access points and roadways within the site.	17 Jul 20	28 Aug 20		Yes			Appeal conjoined with 3 x planning appeals for refusals of numerous developments at this site. Statements submitted and awaiting PINs decision(s)
	CASE REF.	LOCATION	BREACH	DATE ISSUED	EFFECTIVE DATE	COMPLIANCE DATE	APPEAL	NEW COMPLIANCE DATE	RESULT	NOTES / FURTHER ACTION
25	E/20/00249/	57 St Johns Road,	Installation of UPVC	25 Sep 20	27 Oct 20	27 Oct 23	Yes /	26 May 24		Appeal submitted –

	LBG	Hemel Hempstead	windows in listed building.				dismissed			appeal dismissed, notice upheld. Homeowner now has until 26 May 2024 to comply.
26	E/20/00101/ NPP	121 High Street, Markyate	Installation of extraction system and flue on listed building.	05 Oct 20	02 Nov 20	02 March 21	Yes / dismissed	10 Sep 21		Appeal submitted – appeal dismissed – new compliance date 10 September 2021. *No compliance – need to consider next steps*.
27	E/19/00378	199 High Street, Berkhamsted	Installation of a traffic control barrier to the side of the building.	19 Nov 20	21 Dec 20	21 Jan 21	Yes/ withdrawn			This EN was appealed, but prior to the submission of statements, the appeal with withdrawn by the appellant. An application for a revised scheme 20/03873/FUL (retractable bollard) which was approved. Compliance check has been carried out and can be removed from the list.
28	E/19/00513/ NPP	Berkhamsted Golf Club, The Common, Berkhamsted	Creation of a new vehicle parking area.	19 Nov 20	21 Dec 20	N/A	Yes			Appeal decision received and appeal succeeds in part and notice was upheld and varied. *p/p 21/02829/FUL granted, allowing compromise scheme. Compliance check required.
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29	E/21/00045/ NPP	17 Polehanger Lane, Hemel	Construction of a building/structure to	03 Mar 21	01 Apr 21	01 May 21	No			Further to the issuing of a Temporary Stop

		Hempstead	the front of the property.							Notice, an EN was issued in order to remedy the breach of planning control and to ensure removal of the part built structure to the front of the property. This notice has not been appealed and compliance is required by 01 May 21.
30	E/19/00444/ NAP	Plot 1, Cupid Green Lane, Hemel Hempstead	Construction of two timber buildings and installation of fencing and septic tank system	14 Apr 21	12 May 21	12 Sep 21	*No*			Further to the upheld appeal and quashed EN (material change of use), the Council has issued a further notice relating to the operational development at this site, including a new, large timber building. Notice was withdrawn due to errors and review of case required prior to reissuing of a new notice.
31	E/19/00268	Silver Birches, Nettleden Road North, Little Gaddesden	Alterations and building works to an outbuilding in order to facilitate its material change of use to an independent dwellinghouse	09 Jun 21	07 Jul 21		Yes			Enforcement notice issued in respect of the development, following refusal of application 4/02148/19/RET. The enforcement notice has been appealed. *Awaiting appeal decision*.
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32	E/21/00043/ LBG	121 High Street, Markyate	Internal works to create flats following	23 Jun 21	21 Jul 21	21 Oct 21	No			Listed building enforcement notice

			refusal of listed building consents							issued in relation to the works carried out inside the premises. Notice was not appealed and compliance required by 21 Oct 21. *Works have commenced – need compliance check*
33	E/20/00388/CONSRV	28 George Street, Berkhamsted	Installation of cladding to external facade of property	23 Jun 21	21 Jul 21	N/A	No			The homeowner has appealed the refusal of 21/01313/RET for the same development. Appeal allowed 19 Jan 22. Case closed. Will be removed from the list*
34	E/20/00395/NPP	21 Howards Drive, Hemel Hempstead	Materials and other items stored in the garden	30 Jun 21	30 Jul 21	30 Sept 21	N/A			S215 notice issued in connection with the condition of the front garden of this property. Compliance check required.
35	E/20/00347/NAP	2 North Road, Berkhamsted	Development not in accordance with 4/01142/17/FHA	30 Jun 21	30 Jul 21	30 Jan 22	No			Enforcement notice issued in relation to dormer windows built not in accordance with approval. EN requires removal of dormers by 30 th Jan 2022. *Planning app 21/02727/ROC refused, but still within compliance period*.
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36	E/19/00395	26 Morefields,	Construction of a	28 Jul 21	30 Aug 21	30 Aug 22	*No*			Enforcement notice

		Tring, HP23 5EU	raised platform above a stream/ditch and the possibility of damage to adjacent trees, part of a woodland TPO 337							issued following refusal of 19/02948/RET. Notice requires removal of decking and hard landscaping. *Still within compliance period*.
37	E/21/00312/NPP	Land at Church Road, Little Gaddesden	Construction of sheds/structures, creation of new access, erection of gates and fencing	12 Aug 21	12 Sep 21	N/A	*Yes*			Enforcement notice issued in relation to fencing erected, new access and gate installed and erection of 3 x sheds on the land. *Appeal Statements submitted 23.11.21. *Awaiting appeal decision*.
38	E/21/00312/NPP	Land at Church Road, Little Gaddesden	Construction of sheds/structures, creation of new access, erection of gates and fencing	12 Aug 21	12 Sep 21	N/A				Stop notice issued in connection with the un-finished fencing on this land (previously subject to a temporary stop notice).
39	E/21/00312/NPP	Land at Church Road, Little Gaddesden	Construction of a building	25 Aug 21	25 Sept 21	N/A	Yes			Enforcement notice issued in respect of the erection of a building. *Appeal Statements submitted 23.11.21. *Awaiting appeal decision*.

THE FOLLOWING CASES HAVE BEEN ENTERED ONTO THE LIST FOR THE FIRST TIME

CASE REF.	LOCATION	BREACH	DATE ISSUED	EFFECTIVE DATE	COMPLIANCE DATE	APPEAL	NEW COMPLIANCE	RESULT	NOTES / FURTHER ACTION
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40	E/19/00146	Land at Pipers Hill/ Church Meadow, Pipers Hill, Great Gaddesden	Erection of fencing	9 Dec 21	13 Jan 22	13 April 22	No			Enforcement notice issued in respect of the erection of a fence. Still in compliance period.
41	E/21/00041/ NPP	Land at The Old Oaks Hogpits Bottom Flaunden Hemel Hempstead	Change of use of land for the siting of a caravan/mobile home for residential use.	9 Dec 21	13 Jan 22	N/A	YES			Enforcement notice issued in respect of the siting of a caravan for residential use. Appeal submitted and statement of case due 08/03/22. (Public Inquiry)